



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

195 Shawglen Road SW
Calgary, Alberta

MLS # A2332710

\$450,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,061 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this property nestled in the amenity rich communities of Shawnessy, where schools, access to major highways, parks, playgrounds, LRT, transit is at your footstep! This 4 level house comes with 2 bedrooms, a living room, family area and 2 full bathrooms is perfect for first time home buyer or an investor.